013.0	0008	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,045,100 / 1,045,100
					USE VALUE:	1,045,100 / 1,045,100
					ASSESSED:	1,045,100 / 1,045,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-4	PARKER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARSETTA COLIN & LAUREN
Owner 2:	
Owner 3:	
Street 1:	2 PARKER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHOSTAK NORMAN & RONNA J -
Owner 2:	-
Street 1:	2 PARKER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,843 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 3049 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

Ruth Shostak dod

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5843.000	564,200	4,700	476,200	1,045,100
Total Card	0.134	564,200	4,700	476,200	1,045,100
Total Parcel	0.134	564,200	4,700	476,200	1,045,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 342.80 | /Parcel: 342.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 10810

GIS Ref

GIS Ref

Insp Date 03/21/18

!1326!

PREVIOUS ASSESSMENT

Parcel ID 013.0-0008-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	564,300	4700	5,843.	476,200	1,045,200	1,045,200	Year End Roll	12/18/2019
2019	104	FV	417,400	4700	5,843.	506,000	928,100	928,100	Year End Roll	1/3/2019
2018	104	FV	413,600	4700	5,843.	369,100	787,400	787,400	Year End Roll	12/20/2017
2017	104	FV	387,100	4700	5,843.	321,500	713,300	713,300	Year End Roll	1/3/2017
2016	104	FV	387,100	4700	5,843.	273,800	665,600	665,600	Year End	1/4/2016
2015	104	FV	343,500	4700	5,843.	267,900	616,100	616,100	Year End Roll	12/11/2014
2014	104	FV	343,500	4700	5,843.	220,300	568,500	568,500	Year End Roll	12/16/2013
2013	104	FV	357,900	4700	5,843.	209,500	572,100	572,100		12/13/2012

PRINT

Date	Time
12/10/20	16:57:37

LAST REV

Date	Time
12/03/20	10:01:20
apro	
1326	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHOSTAK NORMAN	1561-71	1	8/13/2020		1,200,000	No	No		
SHOSTAK HYMAN &	1118-168		11/4/1993		1	No	No		Hyman Shostak dod 1/9/1999

USER DEFINED

Prior Id # 1:	10810
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2007	910	New Wind	26,477					re-roof garage als

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2020	SQ Returned	JO	Jenny O
9/9/2020	SQ Mailed	JO	Jenny O
3/21/2018	Inspected	BS	Barbara S
2/21/2018	MEAS&NOTICE	BS	Barbara S
5/6/2009	Measured	372	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	163	PATRIOT
9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5843		Sq. Ft.	Site		0	80.	1.02	1									476,233						476,200	

Total AC/HA: 0.13414 | Total SF/SM: 5843 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 476,233 | Spl Credit | Total: 476,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03126359
Const Adj.:	0.97757620
Adj $ / SQ:	171.384
Other Features:	112250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693088
Depreciation:	128914
Depreciated Total:	564173

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

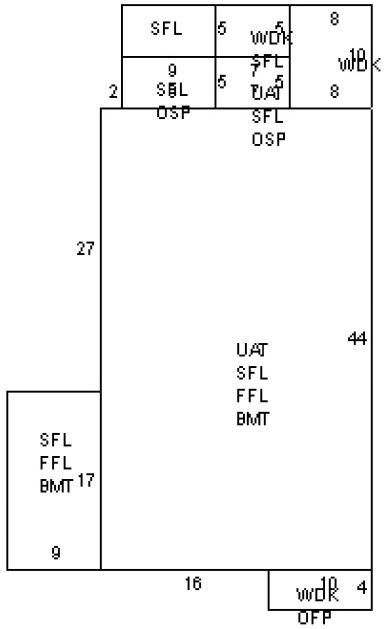
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.38
Special Features:	0	Val/Su Net:	122.09
Final Total:	564200	Val/Su SzAd	204.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,457	171.380	249,706
BMT	Basement	1,297	51.420	66,685
FFL	First Floor	1,297	171.380	222,285
UAT	Upper Attic	295	119.970	35,361
WDK	Deck	155	12.170	1,887
OSP	Screen Porch	80	39.920	3,194
OFP	Open Porch	40	43.010	1,721

	Net Sketched Area:	4,621		Total:	580,838
Size Ad	2754	Gross Are	5505	FinArea	3049

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0008-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1927	21.94	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700